

Department of Planning and Development

Diane M. Sugimura, Director

M E M O R A N D U M

To: Councilmember Tom Rasmussen, Chair, HHS&H Committee
Councilmember Sally Clark
Councilmember Richard McIver

From: Diane Sugimura, Director
Karen White, Code Compliance Director

Date: June 14, 2006

Subject: DPD Code Enforcement Quarterly Report

This is the second quarterly report on our work related to housing code enforcement and housing development. For this report, we will respond to several requests from committee members at our March 21st meeting for:

- statistics on condominium conversions;
- comparison of violation complaint statistics since 2004;
- graphic representation of housing related violations city-wide;
- and graphic representation of housing demolitions city-wide.

In addition, we were asked to provide information on housing related enforcement cases in the University District area.

CONDOMINIUM CONVERSIONS

The unprecedented boom in conversion of rental apartments to condominiums continues. Thus far in 2006 we have received inspection applications for 1162 units. If this pace continues, we expect to receive requests for well over 2000 units by year end. Last year the total number of units that we inspected for conversion was 1551. The chart below illustrates that conversions really took off in the middle of last year.

Condominium Conversion Units, for Applications Received by Month

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2004	32	30	53	16	22	46	123	61	0	31	13	3	430
2005		102	14	51	7	300	130	14	538	142	109	144	1551
2006	97	104	340	98	446	77	-	-	-	-	-	-	1162

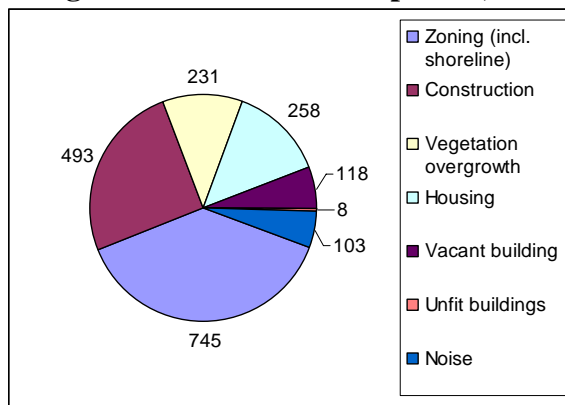
This level of demand has diverted a significant portion of our senior inspector resources from work on violations cases, particularly unfit buildings and premises and other complex enforcement issues.

COMPARISON OF VIOLATION COMPLAINTS

As you requested, the chart and table below show violation complaints received for 7 categories. The table also displays the number and proportion confirmed as violations in 2004, 2005 and 2006 thus far, by category.

- Over half of all complaints concern either zoning or construction issues, as has been the case for many years.
- We expect that vegetation overgrowth complaints this year will match the volume of previous years; most of these complaints are received in the summer and fall months.
- Condominium conversion data are not included in this table. Condo conversions are tracked separately, not as complaints and violations cases.

Categories of Violation Complaints, 2006



Summary of Violation Complaints and Violations Confirmed, 2004 through mid-June, 2006

Complaint Category	2006 year to date		2005		2004	
	# and % of total	Violation confirmed	# and % of total	Violation confirmed	# and % of total	Violation confirmed
Zoning (incl. shoreline)	745 (38%)	416 (56%)	1388 (33%)	871 (63 %)	1440 (36%)	961 (67 %)
Construction	493 (25%)	201 (41%)	1130 (26%)	486 (43 %)	1105 (27%)	488 (44 %)
Vegetation overgrowth	231 (12%)	123 (53%)	936 (22%)	561 (60%)	713 (18%)	470 (66 %)
Housing	258 (13%)	113 (44%)	391 (9%)	192 (49 %)	425 (10%)	246 (58 %)
Vacant building	118 (6%)	87 (74%)	216 (5%)	161 (75 %)	180 (4%)	147 (82 %)
Unfit buildings	8 (<1%)	3 (38%)	15 (< 1%)	8 (53 %)	9 (<1%)	5 (56 %)
Noise	103 (5%)	n/a*	222 (5%)	n/a*	193 (5%)	n/a*
Total	1956 (100%)	943 (48%)	4298 (100%)	2280 (53 %)	4066 (100%)	2317 (56 %)

* Noise complaint response is handled in the Operations Division

HOUSING VIOLATIONS AROUND THE CITY

The first accompanying map displays housing code and illegal unit violations city-wide, dating from January, 2004 through mid-March of this year. (It does not show construction related or zoning/land use violations.)

- We found rental housing violations in 608 cases in this time period, city-wide.
- We identified 122 illegal unit violations, 98 vacant building violations, and 70 unfit building cases.
- The highest concentrations for these types of violations are in the Capitol Hill, Central area and the University District.

HOUSING VIOLATIONS IN UNIVERSITY AREA

We were also asked to provide information about housing code violations in the University area.

- Since November of 2003, when we started using our current database, we have found 93 housing code violations at 55 properties within the boundaries of the lease lid agreement.
- 66 of these cases are closed and 27 are currently open.
- Of the open cases, 4 have had legal action initiated against the property owners to collect penalties and attain compliance.
- Twenty five of the cases concerned either minimum security standards or standards for fire and safety: these types of violations are enforced by issuance of citations. In all but one of these cases, compliance was achieved voluntarily after issuance of a warning. Nine housing citation cases are still open.
- Of the 68 non-citation cases, 50 have been resolved and closed, 26 after issuance of a warning, and 24 after issuance of a violation notice. 18 non-citation cases remain open.

RECENT PERMITS FOR HOUSING DEMOLITION AROUND THE CITY

The second map displays housing units to be removed under permits issued between July 1, 2005 and May 31, 2006. In most instances, only 1 unit is demolished. The highest concentrations of demolitions are east of downtown in Capitol Hill and the Central District, and in the northwest. While recent permits for housing demolitions are scattered across most residential areas, Southeast Seattle and the southern part of West Seattle have a lower concentration of projects than most other areas around the city.